

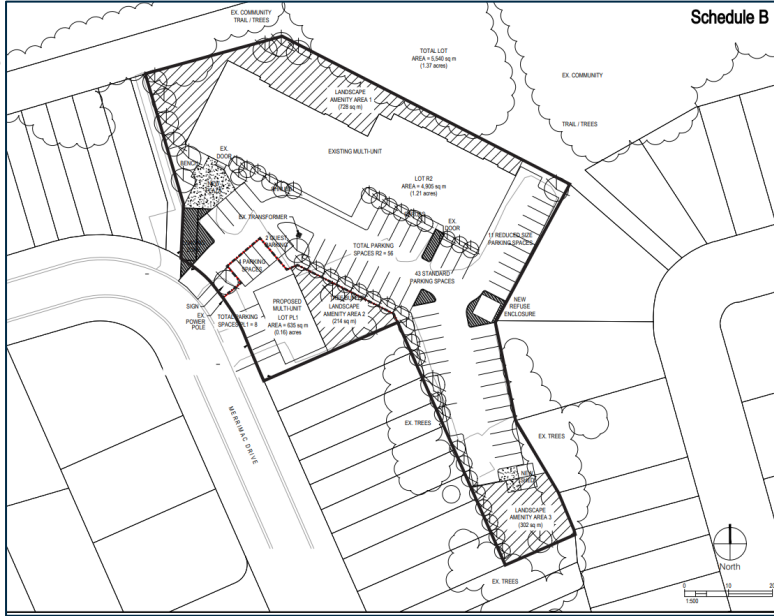
Public Hearing

PLANAPP-2024-00294

Application type: Development Agreement for
119 Merrimac Dr, Cole Harbour

Harbour East-Marine Drive Community Council

Proposed Development



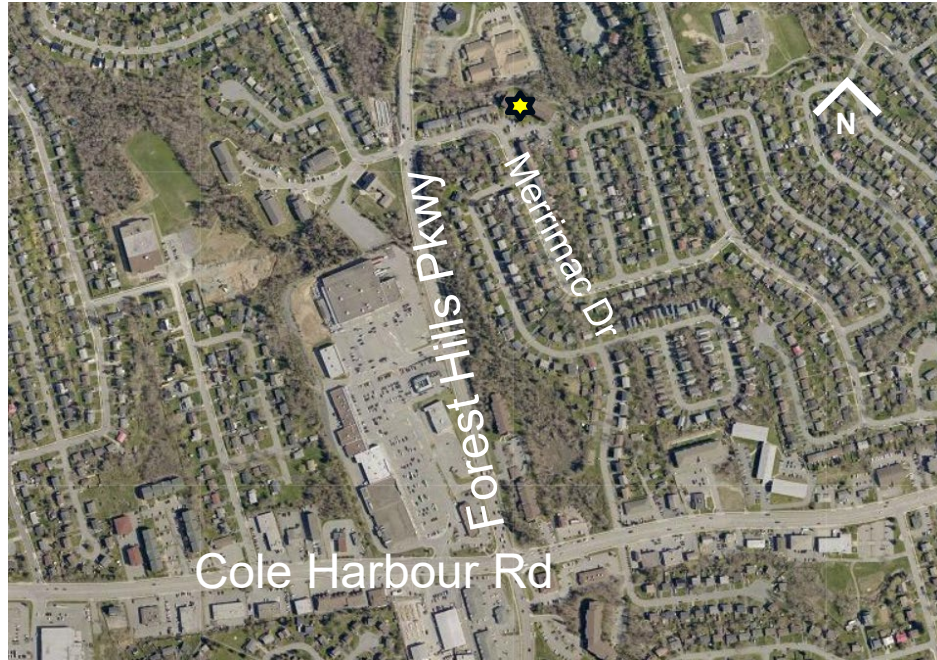
Applicant: Fathom Studios

Location: 119 Merrimac Dr, Cole Harbour

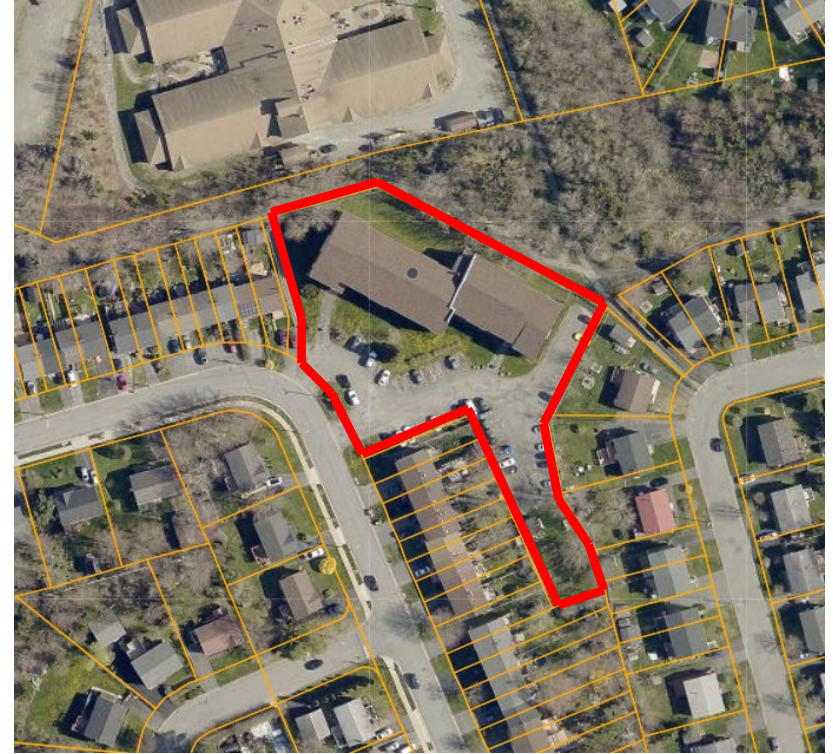
**Proposal: 41-unit existing
residential building and 8-unit
new residential building**

Type of Application:
Development Agreement

Site Context



General Site location in Red



Lot Boundaries in Red

Site Photos/Neighbourhood Context



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Site Photos/Neighbourhood Context



Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

Guide where population growth and the investment of services like transit, piped water and sewer should occur.

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Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

Outlines where, how, and which types of development may occur. Some uses may be considered only through a more thorough review process.

Planning Policy Overview

Regional Plan &
Subdivision By-law

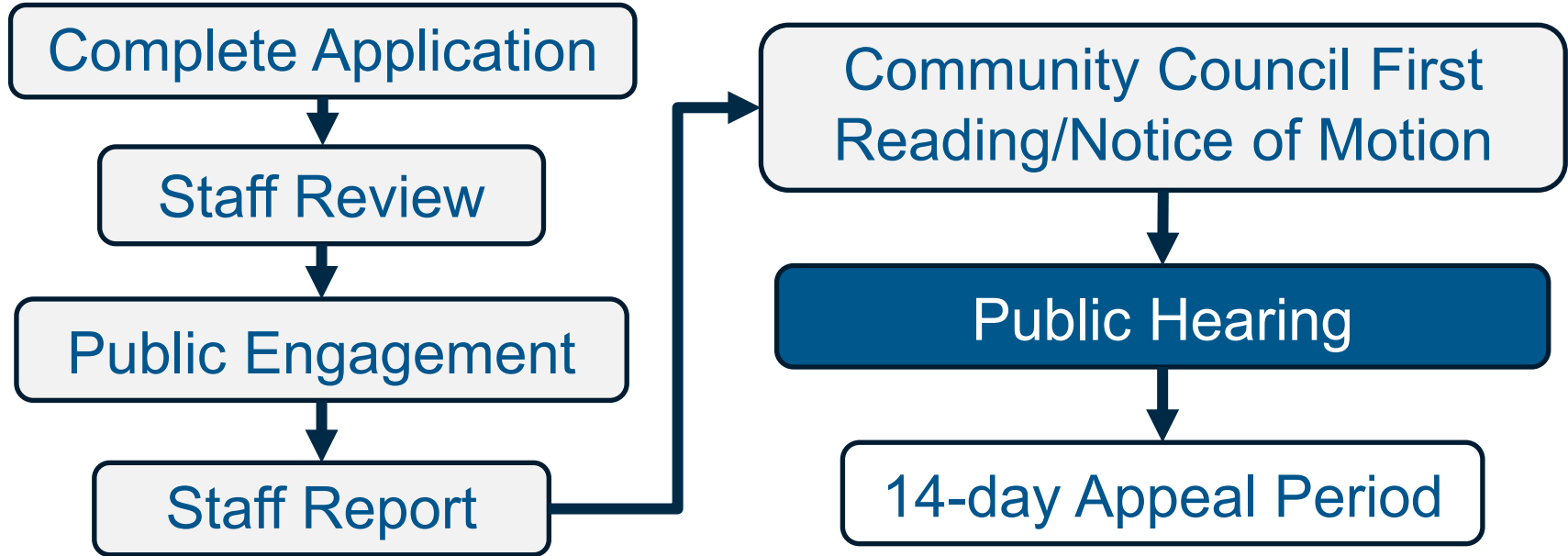
Community Plan

Land Use By-law
(Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public.

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Development Agreement



Planning Overview



Municipal Sewer and/or Water: Yes



Zone: R-4 (Multiple Unit Dwelling) Zone



Designation: UR (Urban Residential) Designation



Existing Use: Apartment Building



Enabling Policy: UR-10

Policy Consideration

Enabling Policy UR-10:

Notwithstanding Policies UR-2 and UR-9, within the Urban Residential Designation, it shall be the intention of Council to consider multiple unit dwellings over six (6) dwelling units, according to the development agreement provisions of the Planning Act.

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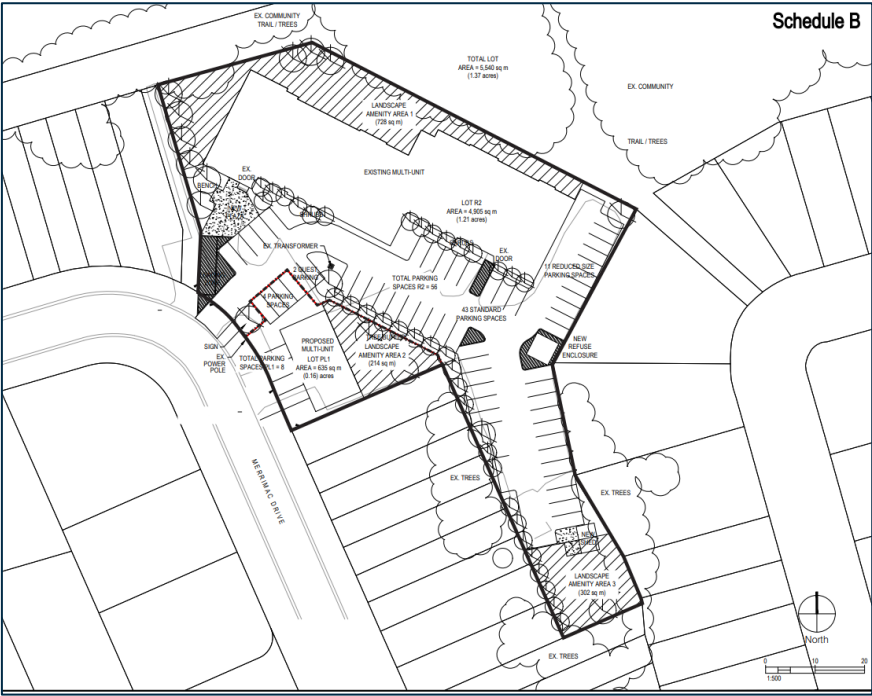
Policy Consideration

Enabling Policy UR-10:

Council shall have regard to the following in rendering their decision on a Development Agreement:




- Separation distances from low density residential
- Compatibility
- Site design
- Proximity to community facilities
- Adequate capacity of municipal central services
- Impact of traffic circulation, in particular sighting distances and exits and entrances to the site

Proposal Details



Schedule B

Public Engagement Feedback

Notifications Mailed		137
Individual Calls/Emails		1
Webpage Views		233

Level of engagement completed was consultation achieved through a mail out notification, site signage and HRM website.

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Public Engagement Feedback

Feedback included :

- Drainage

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Elements of Development Agreement

- Surface parking and access layout
- Maximum heights, lot coverage and minimum setbacks
- Minimum amenity space

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Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which can be made without a formal Public Hearing. The Development Officer or Community Council could authorize this change by resolution. These include:

- Landscaping and/or amenity elements;
- Access and parking details and/or layout;
- Construction timeline extensions.

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Staff Recommendation

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies in the Regional and local Municipal Planning Strategies.

Staff recommend:

That Harbour East-Marine Drive Community Council approve the proposed development agreement, which is substantially of the same form as set out in Attachment A of the October 14, 2025 staff report.

Thank You

Kelly Greenland



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